

TOWN OF LANCASTER
PLANNING BOARD
Prescott Building, Nashaway Meeting Room
Monday, September 24, 2018

Present: Phil Lawler, Chair; Jeanne Rich, Vice-Chair; Thomas Christopher and Russ Williston
Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

List of Documents:

- Planning Board Agenda: September 24, 2018
- Planting Plan-Matt Bernard for Roundabout Landscaping on Route 70
- Application Special Permit Ground Mounted Solar Facility-372 Goss Lane
- Minutes of August 27, 2018 and September 10, 2018
- Five Vouchers-Haley and Ward (4) – Hamwey Engineering (1)

Chair Phil Lawler called the meeting to order at 7:01 PM.

Discussion, Roundabout Landscaping Plan, Dunkin Donuts

Present: John Nadreau, Dunkin Donuts Owner and Matt Bernard, Landpro Landscaping

Mr. John Nadreau said he would like to landscape the roundabout and take care of it. He would also like Place a Dunkin Donut sign placed in the rotary. Tom Christopher made suggestion of what kind of foliage would work best at the roundabout. Noreen Piazza said she had concerns with the height of the plantings. Mr. Matt Bernard said the maximum height would be eighteen inches. Noreen Piazza said there is a 4x8 foot sign proposed which would require a Special Permit by the Board of Appeals.

At 7:28 PM Jeanne Rich made a motion to allow and thank Dunkin Donuts for their offer to beautify the roundabout on Route 70. Russ Williston seconded the motion. VOTE: 3-1-0 (Tom Christopher voted no).

Public Hearing, Special Permit and Site Plan for Ground Mounted Solar Facility-372 Goss Lane

Present: Russell and Katherine Holden, Owner and Jason Chretien, Boston Solar

Chairman Phil Lawler an abutter left the table and Vice Chairman Jeanne Rich Chaired the meeting.

At: 7:33PM Chair Jeanne Rich read the public hearing into the record thereby convening the public hearing.

Katherine Holden said this is for a residential ground mounted solar facility. Noreen Piazza said this is the same plan that came before the Board a year ago. She said she didn't request any further review by Haley and Ward since they have the previous review.

The proposed installation will occupy less than one acre on a 12.74-acre parcel located on Goss Lane in Lancaster. The site is located on a developed lot consisting of the primary dwelling, barn, meadow and pasture, with access from the existing driveway through a 16' gate, which is 200' away from the array. No new impervious surface area is proposed.

The solar system will consist of:

- (40) 320-watt solar panels at a 25° racking tilt angle
- (8) ground-mounted helical piles
- Underground trenching
- Central inverter
- Generator
- Utility meter

The dimensions of the solar array will be 44'5" wide x 16'9" long. The maximum height will be 11'.

The solar array will be ground-mounted employing helical piles. The proposed location places the northern most part of the array 50' away from the western property boundary, and at least 200' from the east, south and north property lines.

The inverter noise level is less than 50 dBA which will only occur during daylight hours when production is possible. There will be no noise from the inverter at night where there is no production possible.

The following abutters expressed the following concerns:

- Christine Burke, 4 Heritage Lane-safety.
- Emma Keiley, 1 Heritage Lane was concerned with being 50 feet from the solar panels.
- Peter Feudo, 318 George Hill Road Lot 1 had concerns with seasonal views and dog safety and the impact on wildlife.
- Kathy Pappis, 374 Goss Lane was concerned with glare from the panels.

At 9:03PM Russ Williston made a motion to close the hearing. Tom Christopher seconded the motion. 3-0-0.

At 9:04PM Tom Christopher made a motion to act on the site plan and special permit together. Russ Williston seconded the motion. VOTE: 3-0-0.

At 9:10 PM Tom Christopher made a motion to approve the Special Permit and Site Plan with the waivers requested and the following special conditions:

- **A response shall be secured by the Fire Chief regarding the operation and maintenance of the proposed solar array for fire suppression and emergency response.**
- **The plans and maps shall be stamped and signed by a professional engineer licensed to practice in Massachusetts.**

- A buffer strip comprised of (5) white pine trees shall be planted along the property line of 1 Heritage Lane that are 6' high and 10' apart. Russ Williston seconded the motion. VOTE: 3-0-0.

Acting Chair Jeanne Rich stepped down and Chairman Lawler returned to the table to chair at 9:13PM.

Discussion, Fence Removal-Woodland Meadow Drive

Jeanne Rich said the developer installed the fence on town property. The owner of the property put a fence behind the town fence. The town fence is falling down. The owner is asking the Planning Board to authorize the removal of the old fence. **Tom Christopher made a motion to remove the fence because of safety issues on Woodland Meadow Drive and send a letter to DPW. Jeanne Rich seconded the motion. VOTE: 4-0-0.**

General Business

Minutes

- Jeanne Rich made a motion to approve the minutes of August 27, 2018. Russ Williston seconded the motion. VOTE: 4-0-0.
- Jeanne Rich made a motion to approve the meeting minutes of September 10, 2018. Russ Williston seconded the motion. VOTE: 4-0-0.

Vouchers

- Jeanne Rich made a motion to pay Haley and Ward \$888.52 for professional services through August 2018 pertaining to FC Starts 2017 Field Expansion. Tom Christopher seconded the motion. VOTE: 4-0-0.
- Jeanne Rich made a motion to pay Haley and Ward \$3,504.66 for professional services through August 31, 2018 pertaining to Poras Realty Trust Subdivision. Tom Christopher seconded the motion. VOTE: 4-0-0.
- Jeanne Rich made a motion to pay Haley and Ward \$567.72 for professional services through August 31, 2018 pertaining to 842 Sterling Erosion Control. Russ Williston seconded the motion. VOTE: 4-0-0.
- Jeanne Rich made a motion to pay Haley and Ward \$1,163.78 for professional services through August 31, 2018 pertaining to TJA Pope Solar Facility. Russ Williston seconded the motion. VOTE: 4-0-0.
- Jeanne Rich made a motion to pay Hamwey Engineering Inc. \$455.00 for the 3rd review of the revised information and attendance at Planning Board meeting pertaining to the Brockelman Road Solar Project. Russ Williston seconded the motion. VOTE: 4-0-0.

Adjourn

At 9:26 PM, Tom Christopher made a motion to adjourn the Planning Board meeting. Jeanne Rich seconded the motion. No discussion. VOTE: 4-0-0.

Respectfully submitted,

Debra Dennis, Office Manager